



**CITY PLAN COMMISSION MEETING
MAIN LIBRARY - AUDITORIUM, 501 N. OREGON
JULY 25, 2013
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:42 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Wright
Commissioner Nance
Commissioner Borden
Commissioner Brandrup
Commissioner Amoriello

COMMISSIONERS ABSENT:

Commissioner Ardovino
Commissioner Schauer
Commissioner Reveles

AGENDA

Commissioner Amoriello read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Wright, Borden, Nance, Amoriello, and Brandrup

ABSENT: Commissioner Ardovino, Schauer, and Reveles

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

N/A

II. CONSENT AGENDA

There were no items under the Consent Agenda.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

1. **PZRZ13-00020:** Portion of South ½ of Block 61, Cotton Addition, City of El Paso, El Paso County, Texas
- Location: 1519 Myrtle
- Zoning: M-1 (Manufacturing)
- Request: From M-1 (Manufacturing) to C-3 (Commercial)
- Existing Use: Warehousing
- Proposed Use: Ballroom / Banquet Hall (Related to PZST13-00012)
- Property Owner: Javier O. Ramos
- Representative: Carlos Renteria
- District: 8
- Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 1 AND 3 TOGETHER.**

Motion passed.

Michael McElroy, Planner, noted that staff received a letter of opposition to this request and it is included in the revised staff report.

Carlos Renteria, representing the owner, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Borden, and carried to **APPROVE PZRZ13-00020.**

AYES: Commissioner Borden, Wright, and Amoriello

NAYS: Commissioner Nance, and Brandrup

ABSENT: Commissioner Ardivino, Schauer, and Reveles

Motion passed. **(3 to 2 vote).**

3RD MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **ALLOW COMMISSIONER NANCE TO REQUEST A MINORITY REPORT.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

2. **PZDS13-00011:** A portion of Tracts 200 - 201, South Parkland Addition, City of El Paso, El Paso County, Texas
- Location: 5800 Transmountain Road
- Zoning: C-1/sc (Conditions/special contract)

Request: Detailed Site Plan Review per Ordinance No. 5446 dated January 14, 1975 Ordinance
Existing Use: Vacant
Proposed Use: Clinic and Medical Office
Property Owner: Transmountain Renal Construction LLC
Representative: Callaway Architecture
District: 4
Staff Contact: Andrew Salloum, (915)-541-4633, salloumam@elpasotexas.gov

Kristi Daniel, representing Transmountain Renal Construction, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE PZDS13-00011**.

Motion passed.

PUBLIC HEARING Special Permit Applications:

3. **PZST13-00012:** A portion of South ½ of Block 61, Cotton Addition, City of El Paso, El Paso County, Texas
Location: 1519 Myrtle
Zoning: M-1 (Manufacturing)
Request: 100% Parking Reduction / Ballroom Special Use Permit
Existing Use: Warehouse
Proposed Use: Ballroom / Banquet Hall (Related to PZRZ13-00020)
Property Owner: Javier O. Ramos
Representative: Carlos Renteria
District: 8
Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 1 AND 3 TOGETHER**.

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Borden, and carried to **APPROVE PZST13-00012**.

AYES: Commissioner Borden, Wright, and Amoriello

NAYS: Commissioner Nance, and Brandrup

ABSENT: Commissioner Ardivino, Schauer, and Reveles

Motion passed. **(3 to 2 vote)**.

3RD MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **ALLOW COMMISSIONER NANCE TO REQUEST A MINORITY REPORT**.

Motion passed.

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4. **PZST13-00013:** A portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 9641 North Loop Road
Zoning: A-2/sc (Apartment/special contract)
Request: Special Permit to allow for a skilled nursing facility in A-2 (Apartment) zone district
Existing Use: Agriculture/Vacant
Proposed Use: Skilled Nursing Facility
Property Owner: Ben L. Ivey, LTD
Representative: Roe Engineering, L.C
District: 6
Staff Contact: Andrew Salloum, (915)-541-4633, salloumam@elpasotexas.gov

Bradley Roe with Roe Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and carried to **APPROVE PZST13-00013**.

AYES: Commissioner Wright, Borden, Nance, and Amoriello

NAYS: Commissioner Brandrup

ABSENT: Commissioner Ardovino, Schauer, and Reveles

Motion passed. **(4 to 1 vote)**

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5. **PZST13-00014:** Lots 1 & 2, Block 42, Morningside Heights, City of El Paso, El Paso County, Texas
Location: 4103 Lackland
Zoning: R-4 (Residential)
Request: Infill Development / Reduced side and cumulative setbacks / Reduced lot area and depth
Existing Use: Single-Family Home
Proposed Use: Duplex
Property Owner: Elguea Properties, LLC
Representative: Jesus Jaime
District: 2
Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, noted that the staff report says a cumulative setback reduction of 30' is being requested, when in fact it is **26'**.

Jesus Jaime concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke in opposition to this request.

- Irma Bautista
- Jo Anne Regal

The commission requested that staff contact the Code Enforcement office and ask them to check for any code violations on this street.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **APPROVE PZST13-00014 WITH THE CONDITION FOR A LANDSCAPE BUFFER BETWEEN THE NEW DWELLING AND LACKLAND STREET, ADDITIONAL STREET TREES ON LACKLAND STREET AND WITH ADDITIONAL TREES ON THE PARKWAY.**

Motion passed.

Subdivision Application:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

6. **SUSU13-00054:** Tierra Del Este Unit 74 – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
- Location: North of Montwood and East of John Hayes
- Property Owner: Ranchos Real XV, LLC
- Representative: Conde, Inc.
- District: East ETJ
- Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **POSTPONE SUSU13-00054 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 8, 2013.**

Motion passed.

Major Final:

7. **SUSU13-00056:** Paseo Del Este Boulevard Unit One – A portion of W.J. Rand, Survey No. 315½, El Paso County, Texas
- Location: North of Eastlake and East of Paseo Del Este
- Property Owner: Hunt Mission Ridge, LLC
- Representative: TRE & Associates, LLC
- District: East ETJ
- Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nadia Mora with TRE & Associates concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00056 WITH MODIFICATION FOR CROSS-SECTION.**

Motion passed.

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Major Combination:

8. **SUSU13-00058:** Begonia Subdivision - All of Tracts 7A and 7A2, Block 42, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: East of Zaragoza and South of Socorro
Property Owner: Guadalupe Velez
Representative: CAD Consulting Co.
District: 6
Staff Contact: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Commissioner Nance asked what the difference was between a substandard street and a substandard alley and asked why staff and the city would want to improve a primary alley and not a primary street.

Kimberly Forsyth, Lead Planner, noted that there are provisions in the subdivision code where the City Plan Commission can grant the waiver but currently there is no provision in the zoning code to grant a waiver for improving an alley. If the application is a subdivision, the waiver can be used. Ms. Forsyth responded that staff could develop similar standards in the zoning code for the alleys.

Enrique Avila with CAD Consulting concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00058.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination (Reconsideration):

9. **SUSU13-00002:** Glenwood Circle Place – A replat of all of San Angelino Estates, City of El Paso, El Paso County, Texas
Location: North of Border Highway and East of Glenwood
Property Owner: Mario Ornelas
Representative: Dorado Engineering, Inc.
District: 8
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that the reconsideration is for the reduction of the park fees only.

Fermin Dorado Jr., with Dorado Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SUSU13-00002.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

10. **SUSU13-00034:** Delta Divine – A portion of Lots 20 and 21, Block 6, Alameda Acres, City of El Paso, El Paso County, Texas
Location: South of Delta and East of Glenwood
Property Owner: El Divino Salvadore Presbyterian Church, Inc.
Representative: Sitework Engineering
District: 8
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
(POSTPONED FROM 06/26/13)

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU13-00034 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 22, 2013.**

Motion passed.

11. **SUSU13-00048:** Polkinghorn Addition Replat B – A replat of the Easterly 200 feet of Tract 15, Polkinghorn Addition, El Paso County, Texas
Location: West of Interstate 10 and north of Vinton Road
Property Owner: Leticia Flores and Reinaldo Cartagena
Representative: Calderon Engineering
District: Westside ETJ
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Manuel Calderon with Calderon Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00048.**

Motion passed.

12. **SUSU13-00053:** Mesa Grande Center Subdivision - A portion of Lot 1, Block 2, West Ten Development, an Addition to the City of El Paso, El Paso County, Texas
Location: East of Remcon Circle and south of North Mesa Street
Property Owner: El Paso Mesa Grande Center, LLC
Representative: Burger Engineering, LLC
District: 8
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR SUSU13-00053 BEFORE OTHER SUBDIVISION CASES.**

Motion passed.

Bryon Burger with Burger Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00053.**

Motion passed.

PUBLIC HEARING Resubdivision Final:

13. **SUSU13-00055:** Tres Suenos Unit Ten - A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a Replat of a Portion of Onnie Kirk Avenue, City of El Paso, El Paso County, Texas
Location: East of Andrew Wiseman Street and north of Montana Avenue
Property Owner: Carefree Homes II, LP
Representative: CEA Group
District: 5
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
14. **SUSU12-00057:** Tres Suenos Unit Eleven - A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a Replat of a Portion of Adrian Campos Street, City of El Paso, El Paso County, Texas
Location: East of Andrew Wiseman Street and north of Montana Avenue
Property Owner: Tropicana Development
Representative: CEA Group
District: 5
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 13 AND 14 TOGETHER.**

Motion passed.

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Borden, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU13-00055 AND SUSU12-00057.**

Motion passed.

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Staff and the Commission took this time to thank Nate Baker, Planner, for his service to the commission and wished him well.
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Other Business:

15. Discussion and action on the City Plan Commission minutes for:
July 11, 2013

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Brandrup, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 11, 2013.**

AYES: Commissioner Nance, Brandrup, and Amoriello, and Borden

ABSTAIN: Commissioner Wright

ABSENT: Commissioner Ardovino, Schauer, and Reveles

Motion passed.
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16. Planning Report:
CPC Subdivision Committee

Carlos Gallinar, Deputy Director for Planning, spoke regarding the City Plan Commission subcommittee changes to the code. He noted that the subdivision section has lost three of its planners making it very difficult to manage the subcommittee at this time and requested that it be placed on hold for at least the next 30 to 60 days.

The City Manager requested that Commissioner Nance brief the City Council on the duties of the subcommittee and outline the proposed recommendations that he will be taking to Council in the next several months

Mr. Gallinar will place an item on the City Council agenda for September 3, 2013, with Commissioner Nance's presentation outlining those provisions.

David Coronado, City Development Program Manager, noted that he has been working diligently to get parking tags for the commissioners but has not been able to obtain any parking tags yet.

The commission requested that Legal give a presentation regarding what is and what is not considered infill development. Legal agreed to make this presentation at the next CPC meeting.
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17. Legal Report:
N/A
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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to adjourn this meeting at 3:05 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission